

# 5-YEAR-REVIEW

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### OPERATING RESULTS

CHF 1,000	2022	2021	2020	2019	2018
<b>Investis Group</b>					
Revenue	227,548	215,997	178,689	187,509	197,491
EBITDA before revaluations/disposals <sup>1)</sup>	53,524	53,673	45,523	46,665	39,724
EBIT	180,399	235,081	136,216	127,159	74,575
Net profit	151,825	200,680	113,596	172,825	54,376
Net profit excluding revaluation effect <sup>1)</sup>	93,751	41,303	45,083	69,535	35,576
Funds from operations (FFO) <sup>1)</sup>	51,780	34,349	37,423	16,093	61,145
<b>Properties</b>					
Revenue	57,790	60,022	57,869	56,980	54,983
EBITDA before revaluations/disposals <sup>1)</sup>	36,802	39,978	37,226	37,768	34,953
EBIT	167,342	225,117	130,593	102,549	71,864
<b>Real Estate Services</b>					
Revenue	173,512	159,850	124,605	135,967	147,832
of which property management	35%	38%	48%	51%	54%
of which facility services	65%	62%	52%	48%	46%
EBIT	18,367	14,895	10,763	11,489	7,701
EBIT margin	10.6%	9.3%	8.6%	8.4%	5.2%
Rents under management (CHF billion)	1.58	1.51	1.42	1.41	1.74

### FINANCIAL POSITION

CHF 1,000	31.12.2022	31.12.2021	31.12.2020	31.12.2019	31.12.2018
Total assets	1,597,358	1,820,537	1,555,986	1,565,564	1,423,653
Cash and cash equivalents	3,742	4,805	14,654	65,830	33,245
Residential investment properties	1,383,135	1,605,772	1,365,595	1,260,330	1,146,271
Commercial investment properties	108,170	111,993	75,153	127,713	102,729
Investment properties under construction	263	263	27,706	8,765	25,073
Undeveloped plots of land	-	-	-	-	1,673
Properties held for sale	16,354	16,904	21,501	40,965	69,476
Total property portfolio	1,507,923	1,734,932	1,489,955	1,437,774	1,345,221
Interest-bearing financial liabilities	319,000	648,500	560,000	660,000	545,631
Gross LTV <sup>1)</sup>	21.2%	37.4%	37.6%	45.9%	40.6%
Deferred tax liabilities	142,636	164,634	137,752	127,197	177,639
Shareholders' equity	1,069,675	967,978	821,952	739,981	588,511
Equity ratio	67.0%	53.2%	52.8%	47.3%	41.3%

## PROPERTIES KEY FIGURES

	31.12.2022	31.12.2021	31.12.2020	31.12.2019	31.12.2018
Total buildings	149	171	167	170	157
Total residential units	2,445	3,073	3,006	3,049	2,911
Average discount rate (real)	2.74%	2.84%	3.15%	3.43%	3.49%
Like-for-like rental growth <sup>1)</sup>	1.0%	1.3%	1.6%	0.4%	1.7%
Gross rental income (CHF million)	53.9	64.2	58.6	61.2	57.7
Net rental income (CHF million)	53.2	62.8	56.8	59.2	56.0
Vacancy rate	1.3%	2.2%	3.0%	3.2%	2.9%

## NUMBER OF EMPLOYEES

	31.12.2022	31.12.2021	31.12.2020	31.12.2019	31.12.2018
Headcount at end of period	2,334	2,299	1,321	1,229	1,391
FTE (full-time equivalent, average over the period)	1,526	1,440	1,034	1,081	1,169

## DATA PER SHARE

CHF	31.12.2022	31.12.2021	31.12.2020	31.12.2019	31.12.2018
Share capital	1,280,000	1,280,000	1,280,000	1,280,000	1,280,000
Number of registered shares issued	12,800,000	12,800,000	12,800,000	12,800,000	12,800,000
Nominal value per share	0.10	0.10	0.10	0.10	0.10
NAV per share <sup>1)</sup>	83.96	75.89	64.49	58.12	46.24
NAV per share excluding deferred taxes with regard to properties <sup>1)</sup>	95.07	88.73	75.22	68.06	60.05
Earnings per share (basic/diluted)	11.90	15.74	8.91	13.59	4.27
Gross dividend <sup>2)</sup>	2.50	2.50	2.50	2.35	2.35
Dividend yield <sup>1,2)</sup>	2.5%	2.4%	2.7%	2.9%	3.8%
Payout ratio <sup>1,2)</sup>	21.1%	16.0%	28.2%	17.4%	55.4%
Share price – annual high	115.00	109.00	91.60	81.60	67.80
Share price – annual low	84.80	86.00	70.20	60.20	56.60
Share price at end of period	101.50	104.50	91.40	81.20	61.80
Average number of shares traded per day	3,131	2,981	2,488	4,497	1,762
Market capitalisation at end of period (CHF million)	1,299	1,338	1,170	1,039	791

1) The section “Alternative Performance Measures” includes definitions of performance measures that are not defined under Swiss GAAP FER.

2) Intended distribution per share in accordance with the proposal to the Annual General Meeting.